

THE CITY OF SAN DIEGO



TONI ATKINS
COUNCILMEMBER
THIRD DISTRICT
NEWS RELEASE

FOR IMMEDIATE RELEASE
May 23, 2003

CONTACT: George Biagi
(619)236-6633 Fax:(619)595-1481
gbiagi@sandiego.gov

Inclusionary Housing Receives Council Approval

Seen As Next Big Step in Fight To Address Affordable Housing Crisis

SAN DIEGO—Nine months after declaring the nation's first Housing State of Emergency, the San Diego City Council approved the City's first-ever inclusionary housing policy by a 6-2 vote on Tuesday. The vote was seen as a victory for affordable housing advocates, who, led by Councilmember Toni Atkins, have been fighting for a variety of policies and initiatives to help address the City's ever-growing affordable housing crisis.

"There is no question in anyone's mind that we are still in the midst of a housing crisis," said Councilmember Atkins. "Middle-income families cannot afford to buy a home in the city of San Diego. Lower- and middle-income families are doubling up to pay the rent or mortgage. And families are moving to Temecula and commuting to jobs in San Diego in order to find affordable housing. This isn't acceptable for a world-class city like San Diego."

The inclusionary housing plan requires developers to build 10 percent of their dwellings as affordable. If these units are to be rentals, they would need to be affordable for a family of four earning less than \$39,051 a year. If they are to be "for sale" units, they would need to be priced for a family of four earning up to \$60,100. If the builder opts to pay an "in lieu" fee rather than build the affordable units, they will be forced to pay a fee that, over the next three years, will ultimately rise to \$2.50 a square foot. For example the construction of an 1,800 square foot house would trigger a \$4,500 in lieu fee.

"Inclusionary housing is about providing housing for working families—teachers, police officers and low- and middle-income families struggling to break into our housing market," Atkins said. "What this provides is affordable housing in every neighborhood—not just our older, urban communities. This plan will put jobs where people live, and put housing where people work. That is the only way to solve our jobs/housing imbalance."

"An inclusionary policy tells developers that if they want the right to develop land in the City of San Diego, then they have to do more than just build for the highest-end, most profitable segment of the market," Atkins said. "If they want to build in one of the most desirable real estate markets in the country, then some of the homes they build will have to be available to working and middle-class families."

#